

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM
FOR FORMERLY USED SITES
FINDINGS AND DETERMINATION OF ELIGIBILITY
SEATTLE ARMY CHEMICAL PLANT
SEATTLE, WASHINGTON
PROJECT NO. FLOWAO41600

FINDINGS OF FACT

1. The former Seattle Army Chemical Plant was located in Seattle, Washington on Government Lot 6, Section 19, Township 24N, Range 4E, Willamette Meridian.
2. The site consisted of 15.60 acres purchased in fee (Deed dated 27 July 1943, and recorded at Vol. 2150 of Deeds, Page 244, King County Auditor). In addition, perpetual easements for a railroad spur were acquired from the Duwamish Shipyard, Inc. (0.03 acre) and from the General Construction Company (0.15 acre).
3. The plant, formerly the Carlisle Lumber Company, was retrofitted to produce activated charcoal for use in gas masks. Extensive remodeling and the installation of new manufacturing equipment by the Chemical Warfare Service resulted in a plant operating capacity of 5 tons per day.
4. The facility ceased operations during 1944, and was outleased to the Reichhold Chemical Company between 1945 and 1961. Reichhold was prohibited from using certain buildings and portions of the property, and was required, as part of their lease, to maintain the charcoal production equipment in "standby" condition. Reichhold made significant improvements to the property as part of their resin/formaldehyde production plant. The Reichhold lease expired in December 1961, and no satisfactory bids were received by the Government to lease the property. While unused, the site was guarded and maintained by the Army Material Command. Subsequently, the property was determined to be excess, and conveyed by quitclaim deed to the Port of Seattle on 1 June 1964 without any restrictions or conditions. The Government's interest in perpetual railroad easements was also conveyed to the Port at that time.
5. In 1965, the Port demolished the plant and graded the site to make the property available for redevelopment. The Kaiser Cement Corporation purchased the entire site in 1969, and has built a cement storage and distribution facility on about 2/3rds of the land. Aside from a few concrete footings from the original buildings, there are no indications of any DOD related activity on the property. There is no evidence of unsafe structures or debris, hazardous or toxic waste, or unexploded ordnance resulting from DOD use of the site.

DETERMINATION

Based on the foregoing findings of fact, the site has been determined to have been formerly used by the DOD. However, there is no evidence of unsafe conditions resulting from DOD use of the site. Therefore it is determined that an environmental restoration project is not an appropriate undertaking within the purview of the Defense Environmental Restoration Program, established under 10 USC 2701 et seq., for the reasons stated above.

DATE

PAT M. STEVENS IV
Brigadier General, USA
Commanding